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TICOR TITLE INSURANCE

TRACT I

A part of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 48, Range 32, in Raytown, Jackson County, Missouri, described as follows

Beginning at the Northwest corner of said 1/4 1/4 Section, thence North 89 degrees 54 minutes 26 seconds East along the North line of said 1/4 1/4 Section a distance of 689 10 feet, thence South 45 degrees 45 minutes 21 seconds East a distance of 495 06 feet, thence South 89 degrees 54 minutes 26 seconds West a distance of 170 78 feet, thence South 1 degree 25 minutes 55 seconds East a distance of 400 00 feet, thence North 89 degrees 54 minutes 26 seconds East a distance of 460 00 feet to a point on the East line of said 1/4 1/4 Section, thence South 1 degree 25 minutes 55 seconds East along said East line a distance of 259 31 feet, thence North 90 degrees West a distance of 144 00 feet, thence South 49 degrees 19 minutes 28 seconds West a distance of 130 37 feet, thence South 1 degree 25 minutes 55 seconds East a distance of 235 00 feet to a point on the South line of said 1/4 1/4 Section, thence North 90 degrees West along said South line a distance of 1,078 53 feet to the Southwest corner of said 1/4 1/4 Section, thence North 1 degree 28 minutes 07 seconds West along the West line of said 1/4 1/4 Section a distance of 1,323 27 feet to the point of beginning, except any part thereof in streets

TRACT II

A part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 48, Range 32, in Raytown, Jackson County, Missouri, described as follows Beginning at the Southeast corner of said Quarter Quarter Section, thence North 90 degrees West along the South line of said Quarter Quarter Section a distance of 245 00 feet, thence North 1 degree 25 minutes 55 seconds West a distance of 235 00 feet to the true point of beginning of this tract, thence North 49 degrees 19 minutes 28 seconds East a distance of 100 00 feet, thence Southeasterly at right angles to the last described course 10 00 feet, thence South 49 degrees 19 minutes 28 seconds West to a point which lies South 1 degree 25 minutes 55 seconds East a distance of 8 feet, more or less, from the true point of beginning of this tract, thence North 1 degree 25 minutes 55 seconds West to said true point of beginning

END OF LEGAL

MIKEL G BURTON
MANAGER

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LEON INNIS
Senior Vice President
Real Estate

920 MAIN
KCMO

BOATMEN'S BANK & TRUST CO OF KANSAS CITY

~~City Center Square~~
~~1101 Baltimore Avenue~~
~~P O Box 267~~
~~Kansas City Missouri 64141~~

A Subsidiary of Boatmen's Bancshares Inc

From the office of

KANSAS CITY TESTING LABORATORY

1669 JEFFERSON
P O BOX 8586

AC 913—648-2303
KANSAS CITY MISSOURI 64114

October 12, 1984

Boatmans Bank & Trust Company
City Center Square
1101 Baltimore Avenue
Kansas City, Missouri 64141

Attention Mr Leon Innis
Senior Vice President

Reference Elliot Shooting Park

Dear Mr Innis

A total of 31 seamless two foot long, thin walled steel tube samples were taken in the 29 locations shown on the appended site sketch A visual description of the soil samples is given on the appended probe boring logs In 27 of the locations, the samples extended to a depth of two feet below ground surface At locations 10 and 13, however, the samples extended to four foot depth These are relatively low spots where precipitation run-off might increase the lead concentration in the soil

Six locations were chosen for analysis that were believed to be the most likely to have high lead content

Boring No B-2, B-8, B-9, B-10, B-14A and B-23 were tested for total lead content at depths of 0-3", 12" and 24" All samples were subjected to EP Toxicity Extraction and the extract analyzed for lead content at the depth of 0-6" Samples B-8, B-9 and B-14A were tested for lead content using an agriculture extraction solution at the depth of 0-6"

Total lead tests at various levels would indicate the total amount present at that level The EP Toxicity tests would give some indication of the amount of lead which could leach from the soil into the ground water The maximum amount of lead allowed by the EP Toxicity tests is 5 0 mg/L From a University of Missouri publication, "Arsenic Determination and Arsenic, Lead and Copper Content of Missouri Soils", by R E Hess and R W Blanchar, the background level of lead in soil is between 5-25ppm The agriculture extraction of lead indicates that lead content at three times the background level

The following are our results

Total Lead Analysi

Sample ID	0-3" Depth	12" Depth	24" Depth
B-2	94 6 ppm	33 3 ppm	36 6 ppm
B-8	3430 "	15 3 "	40 3 "
B-9	5900 "	29 6 "	24 0 "
B-10	48 1 "	24 3 "	20 7 "
B-14A	4370 "	21 5 "	21 8 -"
B-23	1470 "	24 4 "	28 0 "

Lead Content of EP Toxicity Extract

Sample ID	0-6" Depth
B-2	<0 10 mg/L
B-8	<0 10 "
B-9	<0 10 "
B-10	<0 10 "
B-14A	1 35 "
B-23	<0 10 "

Lead Content of Agriculture Extract

Sample ID	0-6" Depth
B-8	76 6 ppm
B-9	67 5 "
B-14A	70 0 "

From the test results, the top 0-3" of soil are highly contaminated The 12" and 24" depths indicate the natural or background level of lead in the soil

All the samples subjected to the EP Toxicity test passed this test which indicates that even with the high lead content in the top three inches the lead is not very soluable in water at pH 5 0 This top soil could be removed and placed in a sanitary landfill

The agriculture extraction lead contents are approximately three times the natural maximum level of 25 ppm From talking to Dr Hemphill of University of Missouri, Columbia, the lead levels would probably be absorbed by the roots of the plant and would not be distributed into the leafy part of the plant

On the basis of the test results presented above, it is recommended that the top 12 inches of the site be stripped and wasted if the site is to be developed for residential use If the site is developed for commercial or industrial use, it appears that it would be necessary to remove only the top 3 inches and waste it Since the soil passed the EPA Toxicity test, it can be wasted into a sanitary landfill or used in a landfill at a depth at least three feet below ground surface

It does not appear to be necessary to perform further laboratory testing and the specimens will be disposed of in 30 days unless you direct otherwise

Thank you for your interest in Kansas City Testing Laboratory

Respectfully submitted,
KANSAS CITY TESTING LABORATORY

John H Lamb, Ph D , P E

JHL/mjt

PROBE BORINGS FOR Boatmans Bank
Elliot Shooting Park

BORING NO	LOCATION	DEPTH (FEET)	DESCRIPTION OF MATERIAL
1		0 0- 2 0	Undisturbed sample Light brown silty clay moist, medium stiff, plastic
		2 0	Termination of boring
2		0 0- 2 0	Undisturbed sample Light brown mottled gray silty clay moist, medium stiff, plastic
		2 0	Termination of boring
3		0 0- 2 0	Undisturbed sample Light brown silty clay moist, stiff, plastic
		2 0	Termination of boring
4		0 0- 0 5	Broken clay pigeon
		0 5- 2 5	Undisturbed sample Tan-brown silty clay moist, stiff, plastic
		2 5	Termination of boring
5		0 0- 2 0	Undisturbed sample Light brown silty clay with trace of organics moist, stiff, plastic
		2 0	Termination of boring
6		0 0- 0 5	Tan-brown silty clay dry, stiff
		0 5- 2 0	Undisturbed sample Broken clay pigeon
		2 0	Termination of boring
7		0 0- 2 0	Undisturbed sample Light brown silty clay moist, stiff, plastic
		2 0	Termination of boring
8		0 0- 2 0	Undisturbed sample Light brown sitly clay moist, stiff, plastic
		2 0	Termination of boring

KANSAS CITY TESTING LABORATORY

PROBE BORINGS FOR Boatmans Bank
Elliot Shooting Park

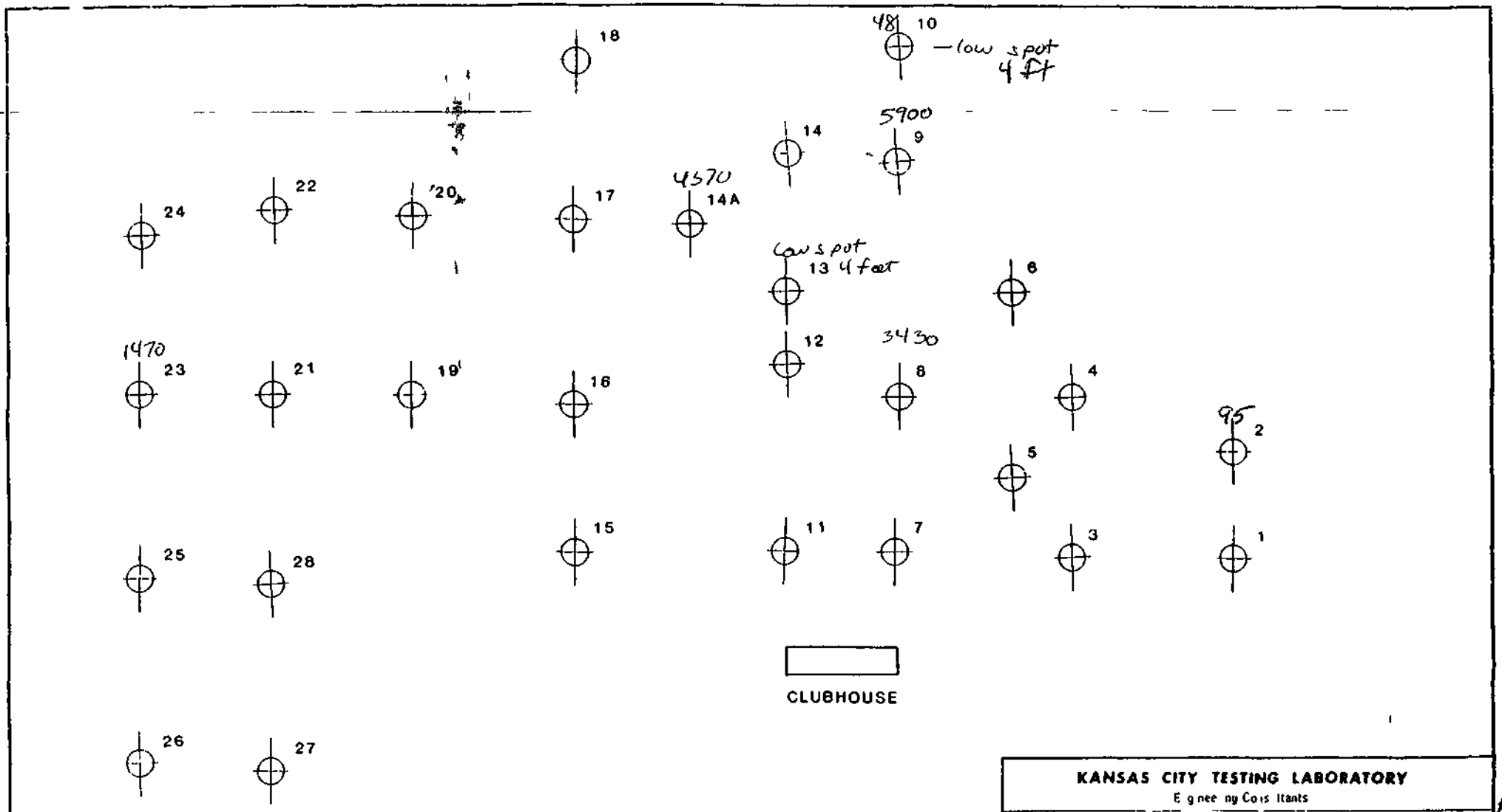
BORING NO	LOCATION	DEPTH (FEET)	DESCRIPTION OF MATERIAL
9			Lead Shot
		0 0- 2 0	Undisturbed sample Tan-brown mottled gray silty clay moist stiff, plastic
		2 0	Termination of boring
10			Lead Shot
		0 0- 2 0	Undisturbed sample Light brown mottled gray silty clay moist, stiff
		2 0- 4 0	Undisturbed sample Same material
		4 0	Termination of boring
11		0 0- 2 0	Undisturbed sample Dark brown silty clay moist, stiff
		2 0	Termination of boring
12		0 0- 2 0	Undisturbed sample Tan-brown mottled gray silty clay moist, stiff
		2 0	Termination of boring
13		0 0- 2 0	Undisturbed sample Tan-brown mottled gray silty clay moist, stiff
		2 0- 4 0	Undisturbed sample Same material
		4 0	Termination of boring
14			Lead Shot
		0 0- 2 0	Undisturbed sample Tan-brown mottled gray silty clay moist, stiff
		2 0	Termination of boring
14a			Lead Shot
		0 0- 2 0	Undisturbed sample Tan-brown mottled gray silty clay moist, stiff
		2 0	Termination of boring

PROBE BORINGS FOR Boatmans Bank
Elliot Shooting Park

BORING NO	LOCATION	DEPTH (FEET)	DESCRIPTION OF MATERIAL
15		0 0- 2 0	Undisturbed sample Dark brown silty clay moist stiff, plastic
		2 0	Termination of boring
16		0 0- 0 2	Broken clay pigeon
		0 2- 2 2	Undisturbed sample Light brown silty clay moist, stiff, plastic
		2 2	Termination of boring
17		0 0- 2 0	Undisturbed sample Red-brown silty clay with trace of organics moist, stiff, plastic
		2 0	Termination of boring
18			Lead Shot
		0 0- 2 0	Undisturbed sample Light brown silty clay moist, stiff, plastic
		2 0	Termination of boring
19		0 0- 2 0	Undisturbed sample Brown silty clay moist, stiff, plastic
		2 0	Termination of boring
20		0 0- 2 0	Undisturbed sample Brown silty clay with trace of organics moist, stiff, plastic
		2 0	Termination of boring
21		0 0- 2 0	Undisturbed sample Brown silty clay moist, stiff, plastic
		2 0	Termination of boring
22		0 0- 2 0	Undisturbed sample Brown silty clay moist, stiff, plastic
		2 0	Termination of boring

PROBE BORINGS FOR Boatmans Bank
Elliot Shooting Park

BORING NO	LOCATION	DEPTH (FEET)	DESCRIPTION OF MATERIAL
23		0 0- 2 0	Undisturbed sample Tan-brown silty clay moist stiff plastic
		2 0	Termination of boring
24		0 0- 2 0	Undisturbed sample Brown silty clay moist, stiff, plastic
		2 0	Termination of boring
25		0 0- 2 0	Undisturbed sample Tan-brown silty clay moist, stiff, plastic
		2 0	Termination of boring
26		0 0- 2 0	Undisturbed sample Brown silty clay moist, stiff plastic
		2 0	Termination of boring
27		0 0- 2 0	Undisturbed sample Dark brown silty clay moist, stiff plastic
		2 0	Termination of boring
28		0 0- 2 0	Undisturbed sample Brown mottled tan silty clay moist, stiff, plastic
		2 0	Termination of boring



KANSAS CITY TESTING LABORATORY
Engineering Consultants

ELLIOT SHOOTING PARK

LEAD CONTENT ANALYSIS

1 100
10 4 84